

ORDINANCE No. 2015-22

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AMENDING CHAPTER 68, "LAND USE AND ZONING DISTRICTS," OF THE LAND DEVELOPMENT CODE BY MODIFYING THE MINIMUM OFF-STREET PARKING REQUIREMENTS FOR CERTAIN DEVELOPMENTS IN THE DOWNTOWN MIXED USE ZONING DISTRICT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCORPORATION; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the existing zoning standards for Downtown Mixed Use District ("DMU District") in the City of Doral (the "City"), set in Section 68-557 (4) of the City Code of Ordinance (the "Code"), provide that off-street parking shall be in accordance with Section 68-667 of the Code, as specified for planned unit developments ("PUD"); and

WHEREAS, in an attempt to encourage greater and more varied development within the DMU District that fosters enhanced pedestrian activities, expanded multimodal transportation, and increased walkability, the City Council desires to revisit certain parking and spacing standards as more fully described herein; and

WHEREAS, City Council finds it in the best interest to the City and its citizenry to amend the minimum parking requirements within the Downtown Mixed Use district; and

WHEREAS, the City Council finds that as it relates to restaurants in the Downtown Mixed Use district, the current location restrictions overly restrict the City in its efforts to encourage a cohesive and vibrant downtown; and

WHEREAS, the City Council believes it to be in the best interest of the City to develop regulations in the Downtown Mixed Use District that are conducive of a work, live, learn, play environment.

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**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL
OF THE CITY OF DORAL, FLORIDA, AS FOLLOWS:**

Section 1. Recitals. The above Recitals are confirmed, adopted, and incorporated herein and made a part hereof by this reference.

Section 2. Code Amended. The Code of Ordinances of the City of Doral is hereby amended as follows:

CHAPTER 68. LAND USE AND ZONING DISTRICTS

ARTICLE V. MIXED USE DISTRICTS

DIVISION 3. DOWNTOWN MIXED USE DISTRICT

* * *

Sec. 68-557. – Standards.

All developments in the downtown mixed use zoning district shall develop as a planned unit development (PUD) with the following standards:

* * *

(4) *Off-street parking.* Off-street parking shall be in accordance with section 68-667 in planned unit developments (PUD), except as differed herein. With the intent to promote the use of multimodal transportation and the reduction of automobile traffic, and recognizing that developments in the DMU with more than 1,500 residential dwelling units and over 500,000 square feet of commercial/office space will encourage visitors to park once and visit multiple destination in a single project, the off-street parking requirements for projects in the DMU with more than 1,500 residential dwelling units and more than 500,000 square feet of commercial/office space shall be as follows:

- a. For residential uses, one (1) space per dwelling unit;
- b. For live/work uses, one (1) space per one thousand (1,000) square feet of net floor area;
- c. For hotel or motel uses, one (1) space per three (3) lodging units;

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- d. For theaters, one (1) space per eight (8) fixed seats;
- e. For all other uses, one (1) space per five hundred (500) square feet of net floor area.

* * *

Section 3. Implementation. The City Manager, City Clerk, and City Attorney are hereby authorized and directed to implement the provisions of this Ordinance and to take any and all necessary administrative actions as may be appropriate by their position to execute the purpose of this Ordinance.

Section 4. Incorporation into the Code. The provisions of this Ordinance, to the extent appropriate, shall become and be made a part of the Code of Ordinances of the City of Doral. The City Clerk is authorized to take all actions necessary to incorporate the provisions of this Ordinance into the Code of Ordinances, including, but not limited to, renumbering or relettering sections and to change and that the word “ordinance” may be changes to “section,” “article,” or such other appropriate word or phrase in order to accomplish such intention.

Section 5. Severability. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

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Section 6. Conflicts. All ordinances or parts of ordinances, resolution or parts of resolutions, in conflict herewith, are repealed to the extent of such conflict.

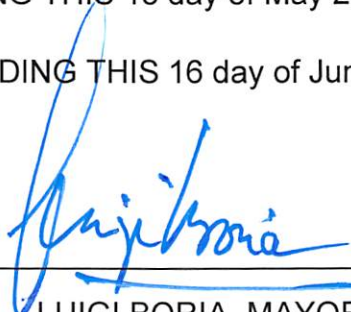
Section 7. Effective Date. This Ordinance shall become effective immediately

The foregoing Ordinance was offered by Councilmember Rodriguez, who moved its adoption. The motion was seconded by Councilmember Fraga, and upon being put to a vote, the vote was as follows:

Mayor Luigi Boria	Yes
Vice Mayor Sandra Ruiz	No
Councilman Pete Cabrera	Absent/Excused
Councilwoman Christi Fraga	Yes
Councilwoman Ana Maria Rodriguez	Yes

PASSED AND ADOPTED on FIRST READING THIS 13 day of May 2015.

PASSED AND ADOPTED on SECOND READING THIS 16 day of June 2015.



LUIGI BORIA, MAYOR

ATTEST:



CONNIE DIAZ, CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY FOR THE SOLE USE
OF THE CITY OF DORAL



WEISS, SEROTA, HELFMAN, COLE, & BIERMAN, PL
CITY ATTORNEY

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